

ORDINANCE NO. 20070405-042

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS THE ST. DAVID'S MEDICAL CENTER PUD LOCATED AT 919-1025 AND 918-1004 EAST 32ND STREET, 900 EAST 30TH STREET, AND 3000-3018 NORTH IH-35 IN THE HANCOCK NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-MIXED USE-NEIGHBORHOOD PLAN (GO-MU-NP) COMBINING DISTRICT, GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT, GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT, AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-CO-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base zoning district from general office-mixed use-neighborhood plan (GO-MU-NP) combining district general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, and community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in File C814-06-0068 on record at the Neighborhood Planning and Zoning Department, as approximately 14 acres of land, more or less, being more particularly described in Exhibit A (*Description of Property*) incorporated into this ordinance (the "Property"), locally known as the property located at 919-1025 and 918-1004 East 32nd Street, 900 East 30th Street, and 3000-3018 North IH-35, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit B (*Zoning Map*).

PART 2. This ordinance, together with the attached Exhibits A through D, are the land use plan for the St. David's Medical Center planned unit development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the St. David's Medical Center planned unit development land use plan. If this zoning ordinance and the attached exhibits conflict, the PUD ordinance applies. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD.

PART 3. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

- Exhibit A: Description of Property
- Exhibit B: Zoning Map
- Exhibit C: Land Use Plan
- Exhibit D: Landscaping Plan

The Property is subject to Ordinance No. 040826-59 that established the Hancock neighborhood plan combining district.

PART 4. Definitions.

A. In this ordinance:

ZONE means the area identified on Exhibit C for the purpose of showing where a specific height or other condition is allowed. There are 7 separate zones shown on the Land Use Plan.

B. All other terms have the meaning provided in the Code.

PART 5. In accordance with Section 25-2-411 (A) (*Planned Unit Development District Regulations*) of the City Code, the following regulations apply to the PUD instead of otherwise applicable City regulations.

- A. Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) of the City Code does not apply to the PUD.
- B. Section 25-2, Article 10 (*Compatibility Standards*) of the City Code applies to Zones 1, 4, and 5 of the PUD with the exception of heights and setbacks.
- C. Except as set forth in the ordinance, the Property is subject to general commercial services (CS) uses and site development regulations.
- D. The maximum impervious cover is 87 percent.
- E. The floor-to-area ratio is 3.0 to 1.0 over the entire site as shown on the Land Use Plan.

F. Uses.

1. The following uses are the only permitted principal uses of the PUD:

Medical offices (not exceeding 5000 sq. ft. of gross floor area)
Medical offices (exceeding 5000 sq. ft. of gross floor area)
Hospital services (general)
Hospital services (limited)

2. The following uses are accessory uses to the principal uses and shall comply with the requirements of Section 25-2-894 (*Accessory Uses For A Principal Commercial Use*). These accessory uses include but are not limited to:

Administrative and business offices	Building maintenance services
Business support services	Commercial blood plasma center
Commercial off-street parking	Food sales
General retail sales (convenience)	Hotel-motel
Indoor entertainment	Laundry services
Off-site accessory parking	Personal improvement services
Personal services	Professional office
Recreational equipment maintenance and storage	Research services
Research warehousing services	Research testing services
Camp	Restaurant (limited)
College and university facilities	Club or lodge
Community recreation (public)	Community events
Counseling services	Convalescent services
Employee recreation	Daycare services (general)
Residential treatment	Guidance services
Telecommunications tower	Safety services

3. A new or relocated facility for helicopters and other nonfixed wing aircraft must comply with Section 25-2-861 (*Facilities for Helicopters and Other Nonfixed Wing Aircraft*).

G. The following maximum height regulations apply to each Zone as follows:

Zone 1 - 90 feet;

Zone 2 - 60 feet;

Zone 3 - 90 feet;

Zone 4 - 125 feet on 40 percent of the gross area, and
90 feet on 60 percent of the gross area;

Zone 5 - 175 feet on 50 percent of the gross area, and
90 feet on 50 percent of the gross area;

Zone 7 - 80 feet.

H. Zone 6 shall be maintained as a landscaped area.

I. At the time of site plan, except as provided in Subsection J, landscaping shall be accomplished according to criteria set forth in the City Code.

J. At the time of approved site plan in Zones 1, 2, and 3, improvements shall be made to the Red River right-of-way along with landscaping improvements to the areas shown in Exhibit D.

K. A tree located in Zone 5 and Zone 6 as depicted on the Land Use Plan is a protected tree as set forth in Section 25-8, Subchapter B, Article 1 (*Tree and Natural Area Protection*) of the Code.

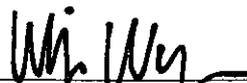
L. A minimum 10,000 square feet shall be provided and maintained for an interior courtyard in Zone 4.

PART 6. This ordinance takes effect on April 16, 2007.

PASSED AND APPROVED

_____, April 5 _____, 2007

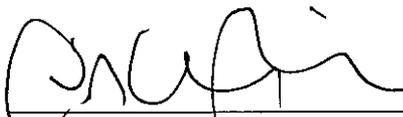
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Will Wynn

Mayor

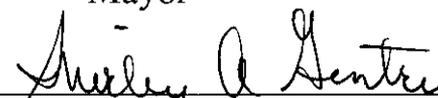
APPROVED:



David Allan Smith

City Attorney

ATTEST:



Shirley A. Gentry

City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Main Campus

12.65 acres of land, more or less, as more particularly described below:

Lot 1, Saint David's Community Hospital Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 81, Page 366, of the Plat Records of Travis County, Texas

Greusen Resubdivision of a portion of Lot 6, Outlot 23, Division C, recorded in Volume 10, Page 77, of the Official Plat Records of Travis County, Texas

Joe Manor, Trustee Subdivision recorded in Volume 16, Page 43, of the Official Plat Records of Travis County, Texas

1.54 acres of land out of Outlot 23, Division C of the Government Tract adjoining the Original City of Austin, Travis County, Texas in a Deed recorded in Volume 12725, Page 1436, Travis County Deed Records

North 32nd St.

1.72 acres of land, more or less, as more particularly described below:

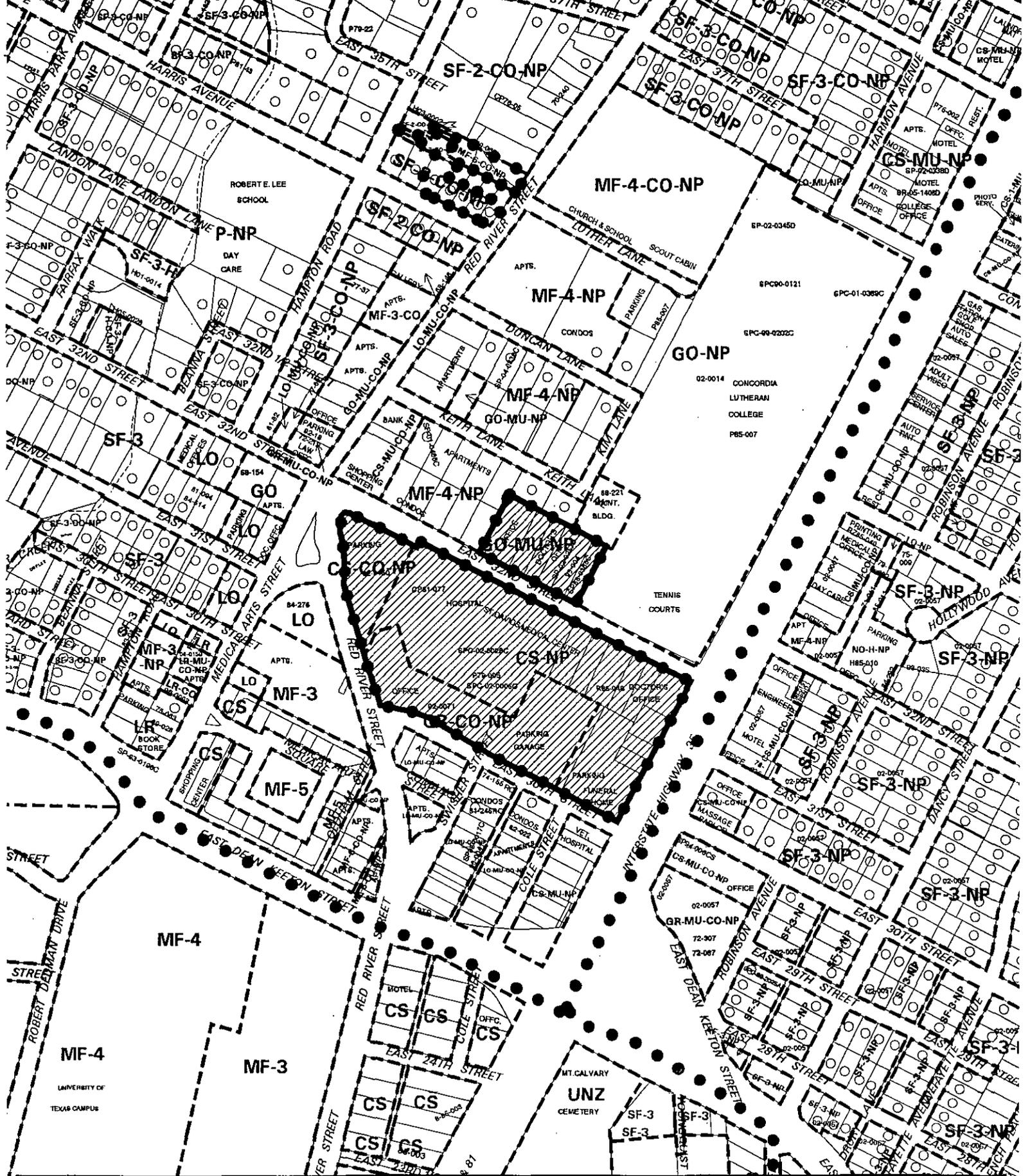
9,570 s.f. out of Outlot 22, Division C, of the Government Outlots adjoining the Original City of Austin

10,500 s.f. out of Outlot 22, Division C, of the Government Outlots adjoining the Original City of Austin

11,551 s.f. out of Outlot 22, Division C, of the Government Outlots adjoining the Original City of Austin

21,000 s.f. out of Outlot 22, Division C, of the Government Outlots adjoining the Original City of Austin

Lot 2 of the C.P.L.M.A. Subdivision II, recorded in Volume 100, Page 93, of the Official Plat Records of Travis County, Texas



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: J. ROUSSELIN

**EXHIBIT B
PLANNED UNIT DEVELOPMENT**

CASE #: C814-06-0068
 ADDRESS: 919-1025 E 32ND ST; 918-1004 E 32ND ST;
 900 E 30TH ST & 3000-3018 N IH 35
 SUBJECT AREA (acres): 14.361

DATE: 06-07

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 K24

1" = 400'

PLANNING COMMISSION
PROPOSAL

Graeber, Simmons & Cowan, Inc.
Austin



Planning
Architecture
Interior Architecture

JANUARY 02, 2007

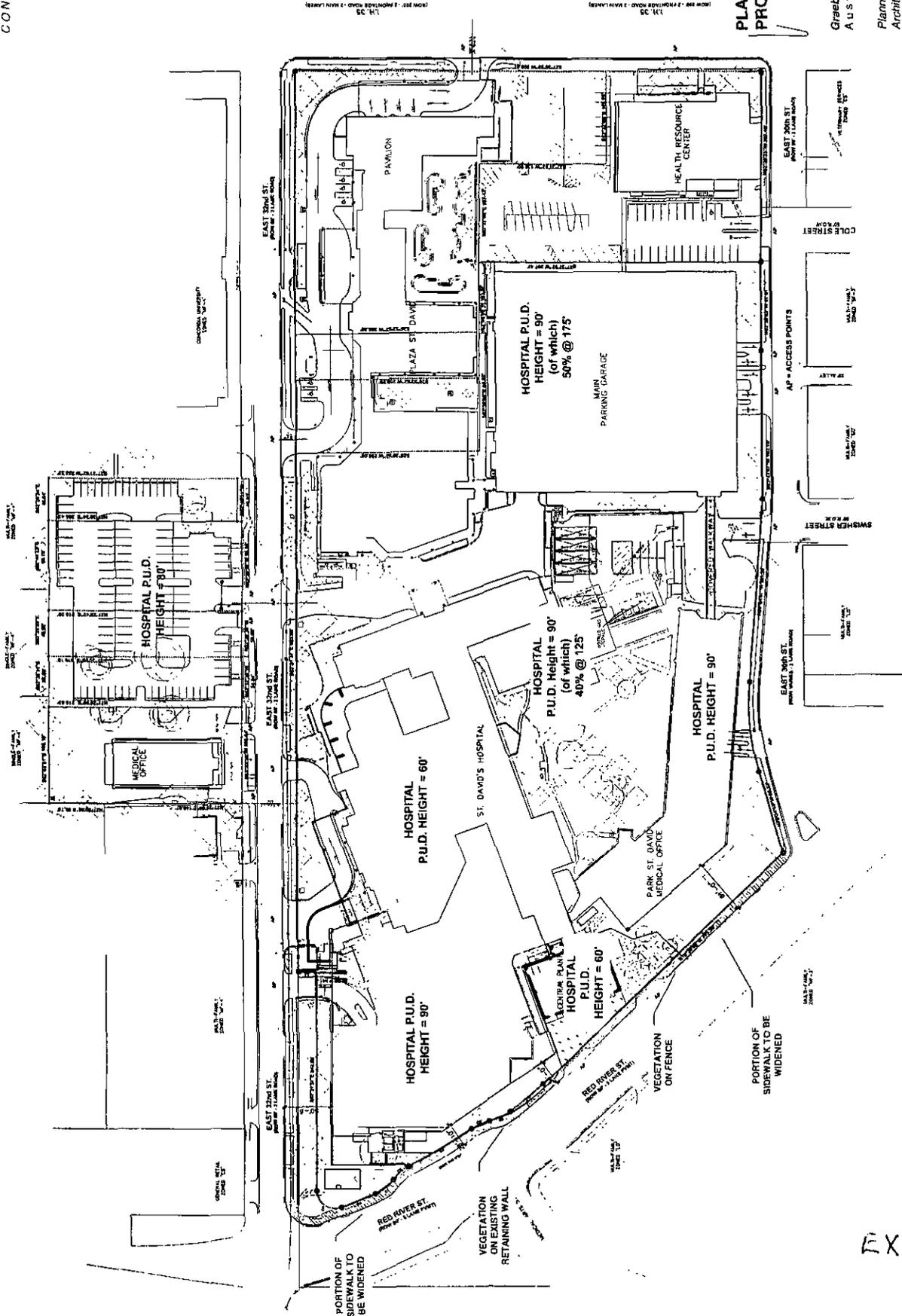


EXHIBIT D